

2001-0056929 P 09550 00130

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLOURED PAPER, ETC.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

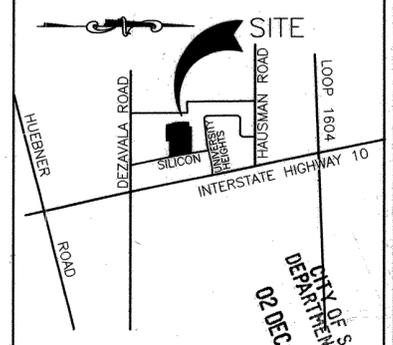
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00'	60.20'	30.27'	60.02'	S07°29'52"E	14°59'44"
C2	280.00'	73.28'	36.85'	73.07'	S07°29'52"E	14°59'44"
C3	484.30'	184.70'	93.49'	183.58'	N10°55'32"W	21°51'04"
C4	465.70'	184.32'	93.38'	183.12'	N11°20'19"W	22°40'38"

PLAT NO. 000112



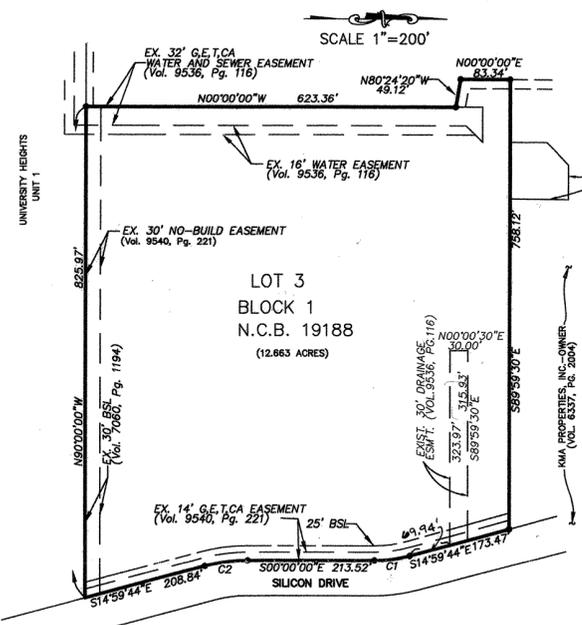
LOCATION MAP
NTS

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- - - EXISTING CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING
- PROPOSED CONTOURS

LINE	LENGTH	BEARING
L1	18.38	S45°00'00"W
L2	18.38	S45°00'00"W
L3	12.73	N45°00'00"E
L4	8.25	N00°00'00"E

DEPARTMENT OF PLANNING
02 DEC 10 AM 10:00



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS UNIVERSITY HEIGHTS UNIT 1, SUBDIVISION PLAT NO. 980500, RECORDED IN VOLUME 9540, PAGE 221 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS ARKANSAS
COUNTY OF BEXAR BENTON
THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS UNIVERSITY HEIGHTS UNIT 1, PLAT NO. 980500, WHICH IS RECORDED IN VOLUME 9540, PAGE 221, BEXAR COUNTY DEED AND PLAT RECORDS.

(I/WE), THE OWNERS OF THE LAND SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. (I/WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY ZONING RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

SAM'S STORES EAST, INC.
BY: BARRY T. SHANNAHAN
OF REAL ESTATE
ASST. VICE-PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 DAY OF July, A.D. 2000.

STATE OF TEXAS ARKANSAS
COUNTY OF BEXAR BENTON

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAM'S STORES EAST, INC.
BY: BARRY T. SHANNAHAN
OF REAL ESTATE
ASST. VICE-PRESIDENT

STATE OF TEXAS ARKANSAS
COUNTY OF BEXAR BENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Barry Shannahan, Asst. Vice President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF July, A.D. 2000.

NOTARY PUBLIC BEXAR COUNTY, TEXAS BENTON ARKANSAS

NOTARY SEAL
Sondra R. Hilger, Notary Public
Benton County, State of Arkansas
My Commission Expires 7/20/2008

NOTARY SEAL
Sondra R. Hilger, Notary Public
Benton County, State of Arkansas
My Commission Expires 7/20/2008

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)549-3271

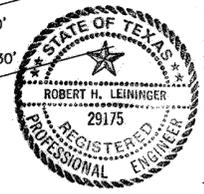
REPLAT AND SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 13

A 15.085 ACRE TRACT BEING ALL OF LOT 3, BLOCK 1, N.C.B. 19188, UNIVERSITY HEIGHTS SUBDIVISION, UNIT 1, AS SHOWN BY AN AMENDING PLAT RECORDED IN VOLUME 9540, PAGE 221 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED BY DEED RECORDED IN VOLUME 6337, PAGE 2004 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 13 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 23 DAY OF August, A.D. 2000

BY: James E. Ford, CHAIRMAN
BY: [Signature], SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEININGER, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31st DAY OF May, A.D. 2000.

NOTARY PUBLIC BEXAR COUNTY, TEXAS
LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEININGER, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31st DAY OF May, A.D. 2000.

NOTARY PUBLIC BEXAR COUNTY, TEXAS
LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

I, Gary Rockwell, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF April, 2001, AT 3:08 PM, AND DULY RECORDED THE 9th DAY OF April, 2001, AT 9:46 AM, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4660 ON PAGE 150

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF April, 2001.

BY: [Signature], DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS

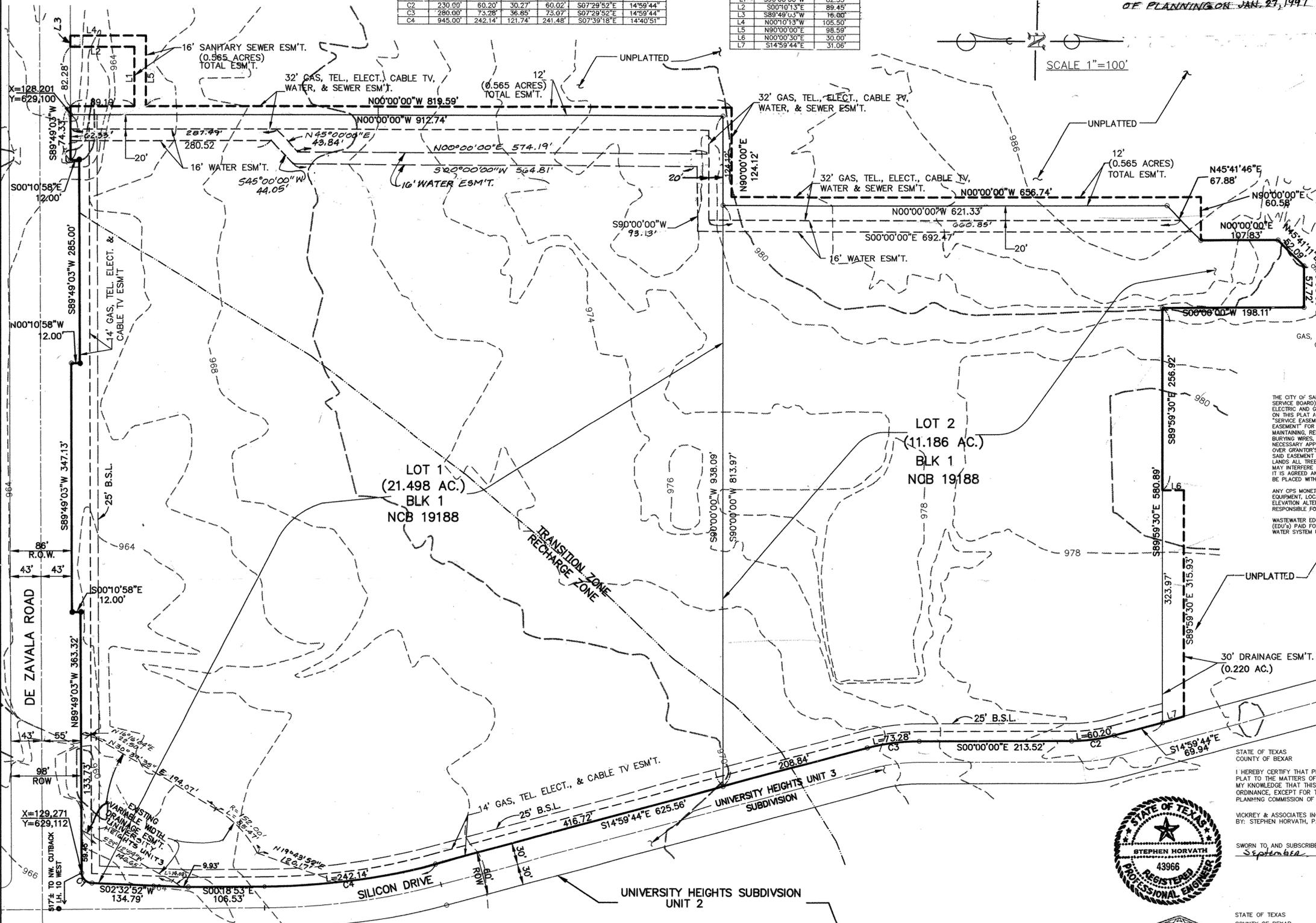
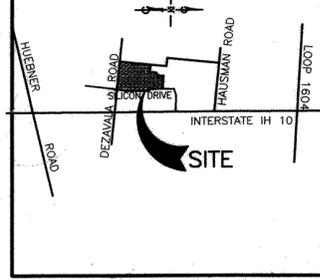
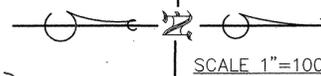
Book 0953E Page

97-0019616

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON JAN. 27, 1997. PLAT NO. 940825

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	22.85'	14.30'	20.70'	S46°10'58"W	67°16'11"
C2	230.00'	60.20'	30.27'	60.02'	S67°29'52"E	14°59'44"
C3	280.00'	73.28'	36.85'	73.07'	S07°29'52"E	14°59'44"
C4	945.00'	242.14'	121.74'	241.48'	S07°39'18"E	14°40'51"

LINE	DIRECTION	DISTANCE
L1	S90°00'00"W	82.55'
L2	S00°10'13"E	89.45'
L3	S89°49'03"W	78.00'
L4	N00°10'13"W	105.50'
L5	N90°00'00"E	98.59'
L6	N00°00'30"E	30.00'
L7	S14°59'44"E	31.06'



Filed for Record in
BEXAR COUNTY CLERK'S
OFFICE
On Feb 12 1997
At 8:30am
Receipt # 1013
Recording: 25.00
Doc/Reg: 6.00
Doc/Reg: 97-0019616
Deputy - Jane Esteves

X=129,271
Y=629,112

X=129,201
Y=629,100

AREA BEING REPLATTED
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS UNIVERSITY HEIGHTS UNIT 3.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
K.M.A. PROPERTIES
BY: K.K. AMINI, PRESIDENT
K.K. Amini, Pres.
OWNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *K.K. Amini*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *12th* DAY OF *September*, A.D. 199 *96*.
Sylvia A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
DULY AUTHORIZED AGENT
Sylvia A. Maddux
MY COMMISSION EXPIRES August 23, 1997

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 100 San Antonio, Texas 78216 (210)340-3271
REPLAT AND SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 1 SUBDIVISION

33,469 ACRES OF LAND OUT OF A 75,229 ACRE TRACT DESCRIBED BY DEED IN VOLUME 2211, PAGES 724-726 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A 43,974 ACRE TRACT DESCRIBED IN VOL. 2211, PAGES 43 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL BEING OUT OF THE ANSELMO PRU SURVEY No.20 ABSTRACT 574, N.C.B. 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
THIS PLAT OF UNIVERSITY HEIGHTS UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS *10* DAY OF *October*, A.D. *1996*.
BY: *D. F. Oles* CHAIRMAN
BY: *D. F. Oles* SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: STEPHEN HORVATH, P.E.
Stephen Horvath
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE *11th* DAY OF *September*, A.D. 199 *96*.

NOTARY PUBLIC
Leta Laverne Rodriguez
Leta Laverne Rodriguez
Notary Public
State of Texas
Comm. exp. 02-25-97

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S.
Robert H. Leininger
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE *12th* DAY OF *September*, A.D. 19 *96*.

NOTARY PUBLIC
Leta Laverne Rodriguez
Leta Laverne Rodriguez
Notary Public
State of Texas
Comm. exp. 02-25-97

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Riehoff
Gerry Riehoff
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE *10th* DAY OF *February*, A.D. *1997* AT *8:40am* AND DULY RECORDED THE *10th* DAY OF *February*, A.D. *1997* AT *11:00am* IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME *9536* ON PAGE *116* IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS *12th* DAY OF *February*, A.D. *1997*.

BY: *Edward V. Lopez* DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

98-0130507

Book 05540 Page 1

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

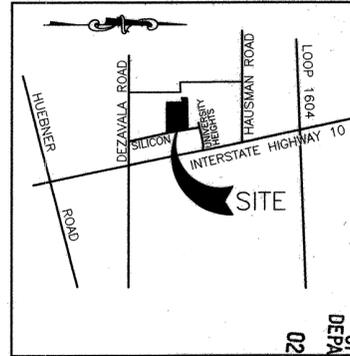
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00'	60.20'	30.27'	60.02'	S07°29'52"E	14°59'44"
C2	280.00'	73.28'	36.85'	73.07'	S07°29'52"E	14°59'44"

PLAT NO. 980500



LOCATION MAP NTS

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 DEC 10 AM 10:00

LEGEND

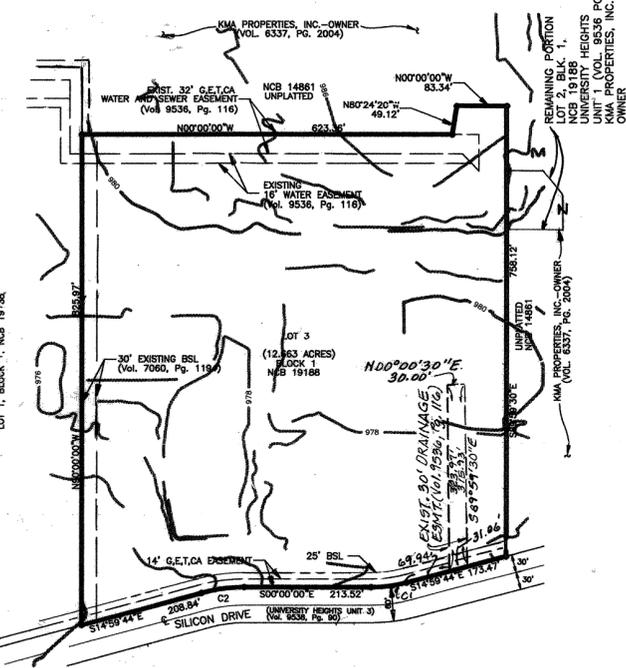
- IRON PIN SET
- EXISTING CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING

NOTE: THIS NO-BUILD EASEMENT CANNOT BE VACATED IN ANY WAY WITHOUT APPROVAL BY THE DIRECTOR OF THE BUILDING INSPECTION FOR THE CITY OF SAN ANTONIO.

NOTE: THIS PLAT WAS AMENDED PER SECTION 35-4233 (a) (6) OF THE UNIFIED DEVELOPMENT CODE.

AMENDMENT AS FOLLOWS: TO CORRECT ANY OTHER TYPE OF SCRIBENER OR CLERICAL ERROR OR OMISSION ON PRIOR PLAT.

SCALE 1"=200'



AREA BEING AMENDED

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED ON PLAT NO. 980170 UNIVERSITY HEIGHTS UNIT 1 WHICH WAS RECORDED IN VOLUME 9539 PAGE 143 BEXAR COUNTY PLAT AND DEED RECORDS

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

K.M.A. PROPERTIES, INC. BY: K. K. AMINI PRESIDENT

[Signature of K.K. Amini]

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED K.K. Amini, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF June, A.D. 1998

[Signature of Sylvia A. Maddux]

NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216 Telephone: (210)349-3271

AMENDING PLAT FOR A PORTION OF UNIVERSITY HEIGHTS UNIT 1

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME 9539, PAGE 143.

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 1 AMENDING PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22 DAY OF July, A.D. 98 BY: Theresa K. Grovina CHAIRMAN BY: [Signature] SECRETARY



STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC. BY: JOHN ELORRIAGA, P.E. REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF June, A.D. 1998

[Signature of Leta Laverne Rodriguez]

NOTARY PUBLIC BEXAR COUNTY, TEXAS LETA LAVERNE RODRIGUEZ Notary Public State of Texas My Comm. Exp. 02-25-2001

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC. BY: ROBERT H. LEININGER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF June, A.D. 1998

[Signature of Leta Laverne Rodriguez]

NOTARY PUBLIC BEXAR COUNTY, TEXAS LETA LAVERNE RODRIGUEZ Notary Public State of Texas My Comm. Exp. 02-25-2001

STATE OF TEXAS COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 28th DAY OF July, A.D. 1998 AT 1:25 P.M. AND DULY RECORDED THE 30th DAY OF July, A.D. 1998 AT 8:29 A.M. IN THE RECORDS OF DEEDS + PLATS

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF July, A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: [Signature] DEPUTY

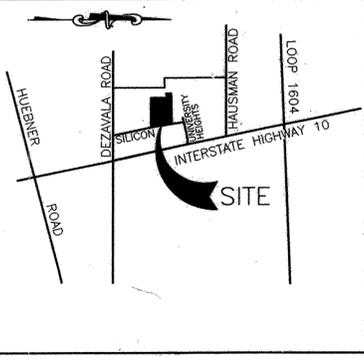


SHEET 1 OF 1

98-0030483

BOOK 05539 PAGE 00143

PLAT NO. 980170



LOCATION MAP NTS

- LEGEND**
- IRON PIN SET AT ALL PROPERTY CORNERS
 - EXISTING CONTOURS
 - G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - EXIST. EXISTING

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 DEC 10 AM 10:00

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AREAS; AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00'	60.20'	30.27'	60.02'	S07°29'52"E	14°59'44"
C2	280.00'	73.28'	36.85'	73.07'	S07°29'52"E	14°59'44"

KMA PROPERTIES, INC. - OWNER
(Vol. 0337, Pg. 2064)
NCB 14861
UNPLATTED

EXIST. 32' G,E,T,CA WATER AND SEWER EASEMENT
(Vol. 9536, Pg. 116)

N80°24'20"W 49.12'

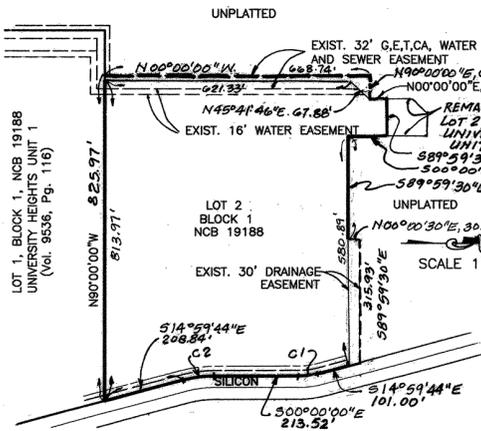
N00°00'00"W 83.34'

X = 2,096,718
Y = 13,753,451

N00°00'00"W 623.36'

EXISTING 16' WATER EASEMENT
(Vol. 9536, Pg. 116)

SCALE 1"=100'



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 940825 UNIVERSITY HEIGHTS UNIT 1 WHICH WAS RECORDED IN VOLUME 9536 PAGE 116 BEXAR COUNTY PLAT AND DEED RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLAT NO. 940825, UNIVERSITY HEIGHTS UNIT 1 WHICH IS RECORDED IN VOLUME 9536 PAGE 116 BEXAR COUNTY PLAT AND DEED RECORDS.

(WE), THE OWNERS OF THE LAND SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT

KMA PROPERTIES, INC.
BY: K.K. AMINI, PRESIDENT

K.K. Amini
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF

February, A.D. 1998

Stephania A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

K.M.A. PROPERTIES, INC.
BY: K. K. AMINI, PRESIDENT

K.K. Amini
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *K.K. Amini*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF February, A.D. 1998

Stephania A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

REPLAT OF A PORTION OF UNIVERSITY HEIGHTS UNIT 1

12.662 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 1, NCB 19188, UNIVERSITY HEIGHTS UNIT 1 DESCRIBED BY PLAT IN VOLUME 9536, PAGE 116 OF THE PLAT RECORDED OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 75.229 ACRE TRACT DESCRIBED DEED IN VOLUME 2211, PAGES 724-726 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A 43.574 ACRE TRACT DESCRIBED IN VOLUME 2211, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE ANSELMO PRU SURVEY NO. 20 ABSTRACT 574, NCB 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 1 REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25 DAY OF FEB, A.D. 98

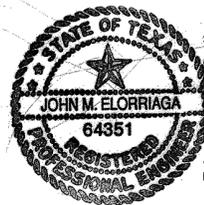
BY: *Meresa K. Bielma*
CHAIRMAN
BY: *Bill [Signature]*
SECRETARY



SHEET 1 OF 1

JOB No.0591-031-051

VRP#03-12-018



STATE OF TEXAS
COUNTY OF BEXAR

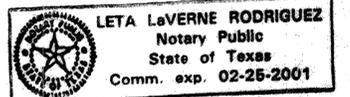
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF February, A.D. 1998

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

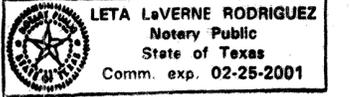
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF February, A.D. 1998

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

GERRY ROCKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th FEB DAY A.D. 1998 AT 2:18 P.M. AND DULY RECORDED THE 2nd DAY OF MARCH, A.D. 1998 AT 9:37 A.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, OF SAID COUNTY, IN BOOK VOLUME 9539 ON PAGE 143

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 2nd DAY OF MARCH, A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *[Signature]*
DEPUTY



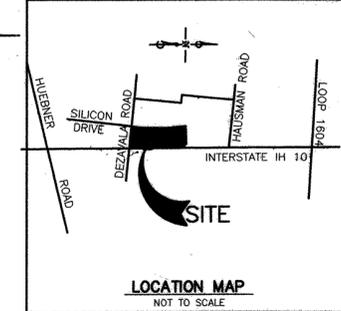
Deputy-Catherine Revilla
Doc/Num : 98-0030483
Recording : 6.00
Receipt #: 106402
At 2:18pm
On Feb 27 1998
Filed for Record in
BEXAR COUNTY, TEXAS
COUNTY CLERK

97-0152719

BOOK 09538 PAGE 00132

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 10 AM 10:00

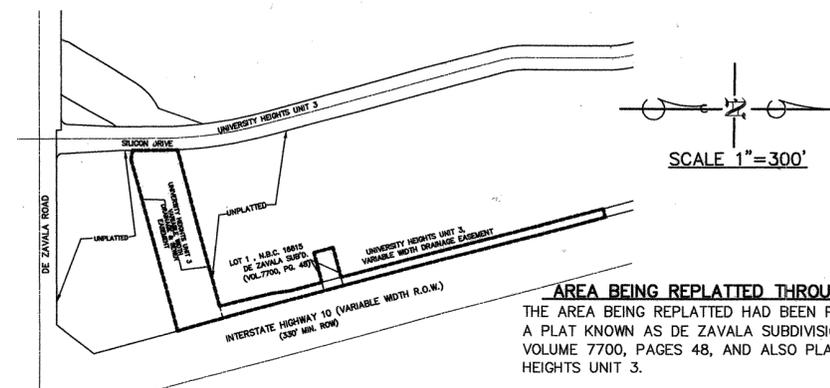
PLAT NO. 940826



STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLATS KNOWN AS DE ZAVALA SUBDIVISION WHICH IS RECORDED IN VOL. 7700, PG. 48, AND ALSO UNIVERSITY HEIGHTS UNIT 3, BEXAR COUNTY DEED AND PLAT RECORDS.

SCALE 1"=100'

- LEGEND
- 1/2" IRON PIN SET
 - CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - GAS, ELECT. TEL. & C.A.T.V. ESM'T.
 - EX. SUBD. DIVISION
 - B.S.L. BUILDING SETBACK LINE



AREA BEING REPLATTED THROUGH PUBLIC HEARING
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS DE ZAVALA SUBDIVISION WHICH IS RECORDED IN VOLUME 7700, PAGES 48, AND ALSO PLAT KNOWN AS UNIVERSITY HEIGHTS UNIT 3.

(WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

K.M.A. PROPERTIES
BY: K.K. AMINI, PRESIDENT
K.K. Amin, Pres.
OWNER

OWNERS DULY AUTHORIZED AGENT

SWORN TO & SUBSCRIBED BEFORE ME ON THIS 12th DAY OF September, 1996.

Sylvia A. Maddux
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

SYLVIA A. MADDUX
MY COMMISSION EXPIRES
August 23, 1997



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, P.E.

Stephen Horvath
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, A.D. 1996

Leta LaVerne Rodriguez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Leta LaVerne Rodriguez
Notary Public
State of Texas
Comm. exp. 02-25-97

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMONSTRATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

K.M.A. PROPERTIES, INC.
BY: K.K. AMINI, PRESIDENT
K.K. Amin, Pres.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

K.K. Amin
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF September, A.D. 1996

Sylvia A. Maddux
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SYLVIA A. MADDUX
MY COMMISSION EXPIRES
August 23, 1997

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEININGER, R.P.L.S.
Robert H. Leininger
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF September, A.D. 1996

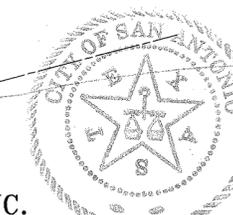


Leta LaVerne Rodriguez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-97

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 9 DAY OF October, A.D. 1996
BY: *Leta LaVerne Rodriguez*
OFFICERMAN
BY: *R. Cadet*
SECRETARY



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216 (210)349-3271
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
UNIVERSITY HEIGHTS UNIT 2 SUBDIVISION

13.694 ACRES OF LAND OUT OF A 75.229 ACRE TRACT DESCRIBED BY DEED IN VOLUME 2211, PAGES 724-726 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY No.20 ABSTRACT 574 N.C.B. 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
Barry Rickhoff
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 28 DAY OF October, A.D. 1997 AT 8:12 A.M. AND DULY RECORDED THE 29 DAY OF October, A.D. 1997 AT 7:00 P.M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9538 ON PAGE 132 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29 DAY OF October, A.D. 1997
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Edward V. Long*
DEPUTY



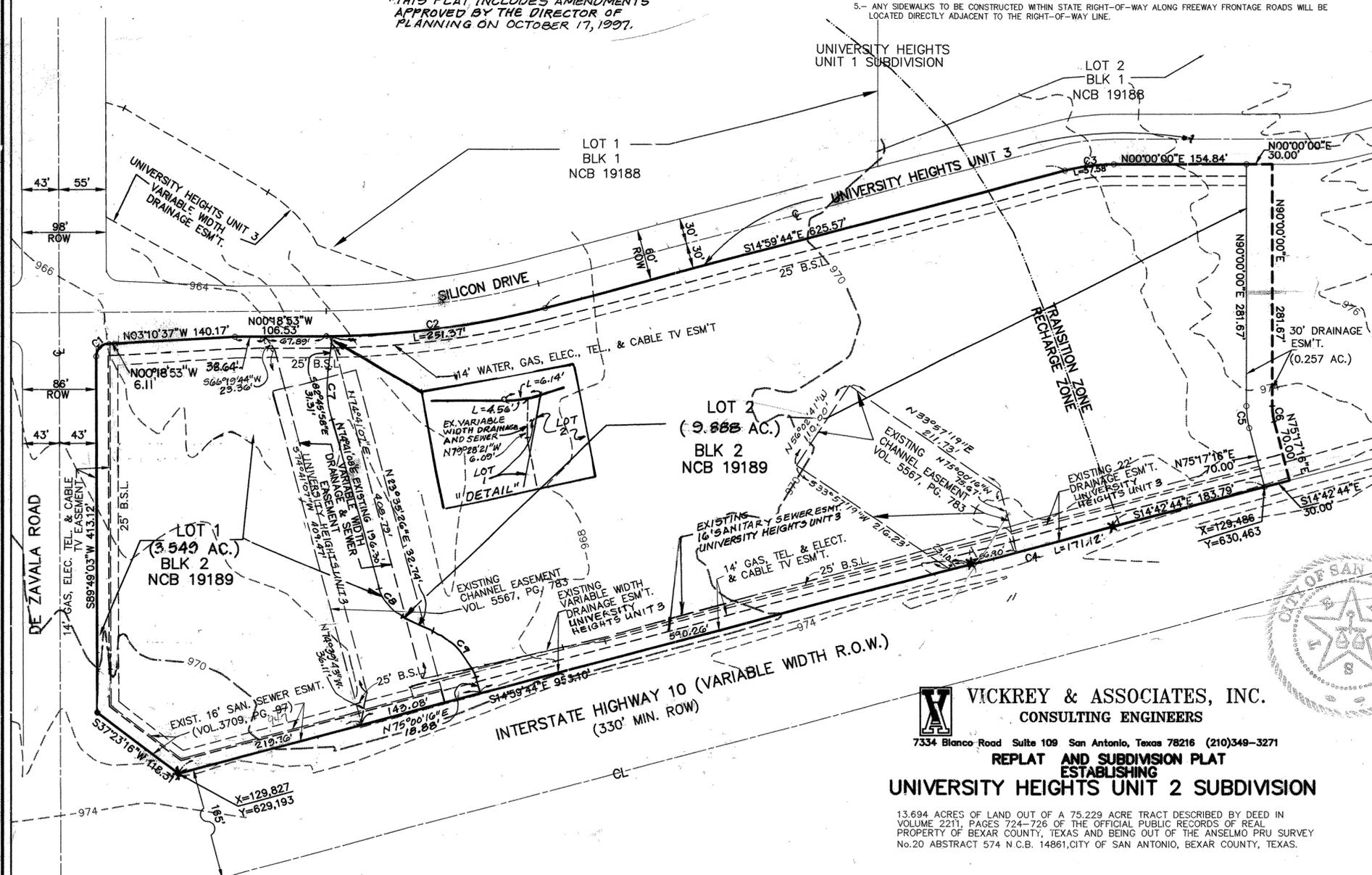
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.53'	14.97'	21.19'	S45°14'55"E	89°52'04"
C2	1005.00'	257.51'	129.47'	256.81'	N07°39'18"W	14°40'51"
C3	220.00'	57.28'	28.85'	57.41'	N07°29'52"W	14°59'44"
C4	34593.48'	171.12'	85.58'	171.12'	S14°51'47"E	00°17'00"
C5	100.00'	25.68'	12.91'	25.61'	N82°38'38"E	14°42'44"
C6	70.00'	17.97'	9.04'	17.93'	N82°38'38"E	14°42'44"
C7	165.00'	64.93'	32.89'	64.92'	N85°37'32"E	22°32'54"
C8	65.00'	57.91'	31.07'	56.06'	N44°08'11"E	51°25'42"
C9	85.00'	76.45'	41.03'	73.90'	N44°21'21"E	51°25'42"

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

"THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON OCTOBER 17, 1997."



Filed for Record in: BEXAR COUNTY, TEXAS
On Oct 28 1997
At 8:42am
Record # 76697
Recording Fee 25.00
Doc # 97-0152719
Deputy Jane Esteves

99-0105251

BOOK 09543 PAGE 00193

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

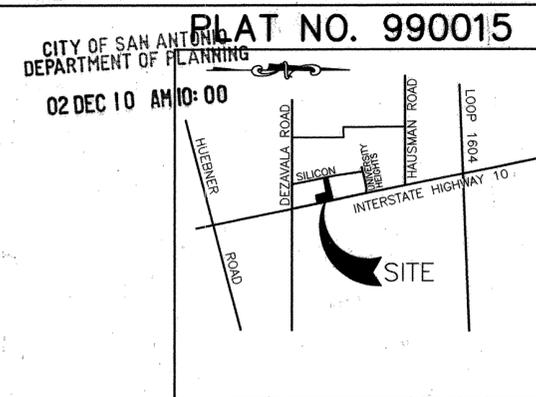
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	16.63'	22.00'	43°18'18"	8.73'	16.23'	S83°39'44"E
C2	41.45'	185.00'	12°50'16"	20.81'	41.37'	N68°15'58"E
C3	85.23'	215.00'	22°42'45"	43.18'	84.67'	N73°12'11"E
C4	58.99'	127.00'	26°36'48"	30.04'	58.46'	N71°15'10"E
C5	11.79'	53.00'	12°44'43"	5.92'	11.77'	N64°19'07"E
C6	146.76'	34595.48'	00°14'35"	73.34'	146.68'	S14°52'59"E
C7	11.63'	53.00'	12°34'20"	5.84'	11.61'	N84°52'56"E
C8	94.94'	185.00'	29°24'17"	48.54'	93.91'	S76°32'57"W
C9	48.18'	215.00'	12°50'16"	24.19'	48.08'	S68°15'58"W
C10	16.38'	22.00'	42°40'08"	8.59'	16.01'	S53°21'07"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.81	N14°59'44"W
L2	30.97	N70°41'29"E
L3	44.48	S88°44'54"E
L4	30.44	S78°40'46"W
L5	145.00	N83°06'08"W
L6	5.00	N06°53'52"E
L7	143.00	S83°06'08"E

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code Entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

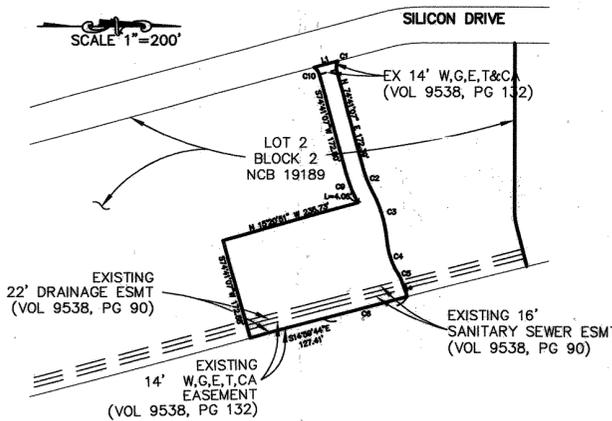
No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC §213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.



LOCATION MAP NTS

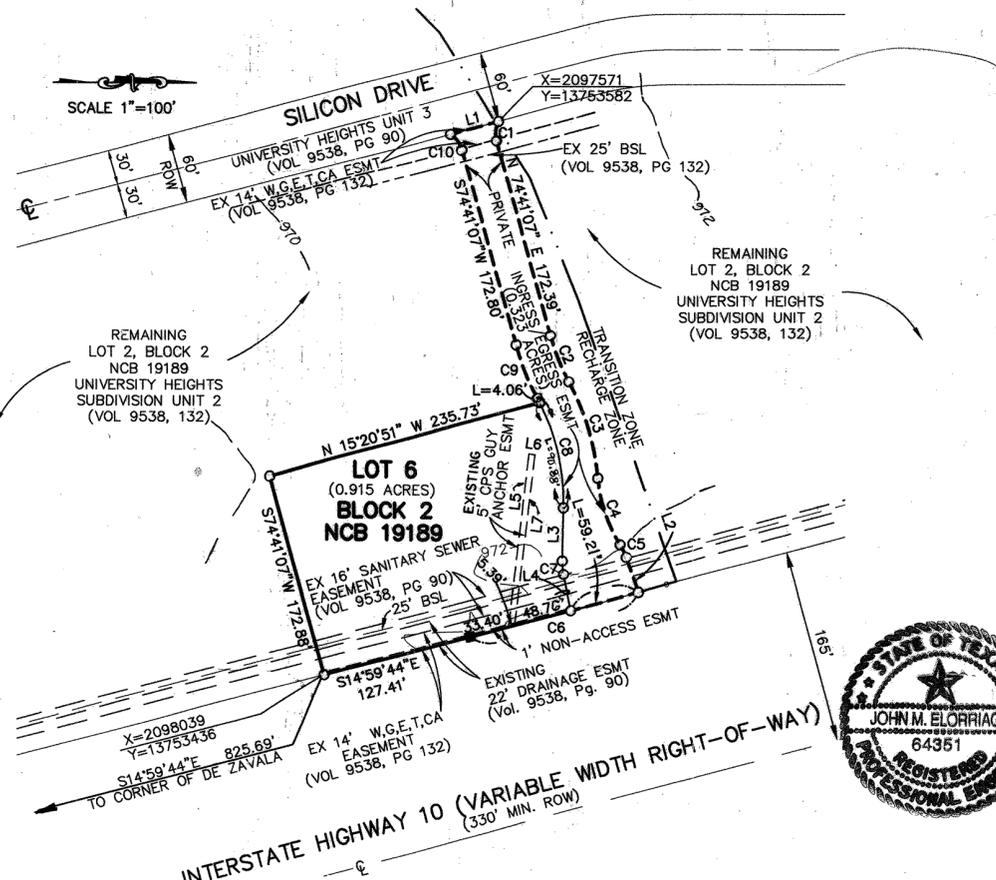
- LEGEND
- IRON PIN SET
 - EXISTING CONTOURS
 - W,G,E,T,CA WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
 - ESMT EASEMENT
 - EX EXISTING
 - BSL BUILDING SETBACK LINE
 - HIGHWAY CONCRETE MONUMENT FOUND

TxDOT CHANNEL EASEMENT QUITCLAIM BY SAN ANTONIO CITY COUNCIL NOVEMBER 19, 1998, ORDINANCE 88836.



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS PLAT NO. 940826 UNIVERSITY HEIGHTS UNIT 2 RECORDED IN VOLUME 9538, PAGE 132.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS PLAT NO. 940826, UNIVERSITY HEIGHTS UNIT 2 WHICH IS RECORDED IN VOLUME 9538 PAGE 132 BEXAR COUNTY PLAT AND DEED RECORDS.

(WE), THE OWNERS OF THE LAND SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

KMA PROPERTIES, INC.
BY: K.K. AMINI
PRESIDENT

K.K. Amini
OWNER
OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26th DAY OF January, A.D. 19 99

Sylvia A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECIDED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

K.M.A. PROPERTIES, INC.
BY: K. K. AMINI
PRESIDENT

K.K. Amini
OWNER
DULY AUTHORIZED AGENT



STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED K.K. Amini, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF January, A.D. 19 99

Sylvia A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

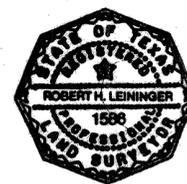
REPLAT OF A PORTION OF
UNIVERSITY HEIGHTS UNIT 2

1.238 ACRE TRACT OF LAND BEING OUT OF LOT 2, BLOCK 2, NCB 19189, CITY OF SAN ANTONIO OUT OF UNIVERSITY HEIGHTS UNIT 2 ACCORDING TO PLAT RECORDED IN VOLUME 9538 PAGE 132 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REPLAT OF A PORTION OF UNIVERSITY HEIGHTS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF April, A.D. 1999

BY: *Theresa K. Gierme*
CHAIRMAN
BY: *[Signature]*
SECRETARY

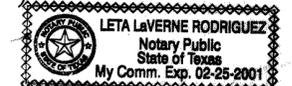


STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF January, A.D. 19 99
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT LEININGER, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF January, A.D. 19 99
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

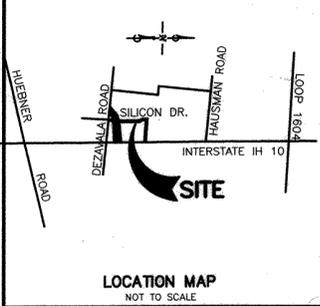
I, GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF JUNE, A.D. 1999 AT 3:57 PM AND DULY RECORDED THE 3rd DAY OF JUNE, A.D. 1999 AT 8:18 AM IN THE RECORDS OF DEEDS & RECORDS OF SAID COUNTY, IN BOOK VOLUME 9543 ON PAGE 193 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 3rd DAY OF JUNE, A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Daniel Casillas* DEPUTY

97-0144902
Book 09518 Page 50

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE BOARD OF PLANNING 5/18/97
02 DEC 10 AM 10:00

PLAT NO. 940822



LEGEND
1/2" IRON PIN SET
CONCRETE MONUMENT FOUND
IRON PIN FOUND
PROPOSED CONTOURS
875- EXISTING EASEMENTS
GAS, ELECT. TEL. & C.A.T.V. ESM'T. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
EX. EXISTING
SUBD. SUBDIVISION
B.S.L. BUILDING SETBACK LINE

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
K.M.A. PROPERTIES, INC.
BY: K.K. AMINI, PRESIDENT
K.K. Amini
OWNER

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *K.K. Amini*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF September, A.D. 1996
Sylvia A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS CORRECTLY PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY.
VICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEININGER, R.P.L.S.
Robert H. Leininger
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF September, A.D. 1996
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS
Leta Laverne Rodriguez
Notary Public
State of Texas
Comm. exp. 02-25-97

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216 (210)340-3271
SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 3 SUBDIVISION

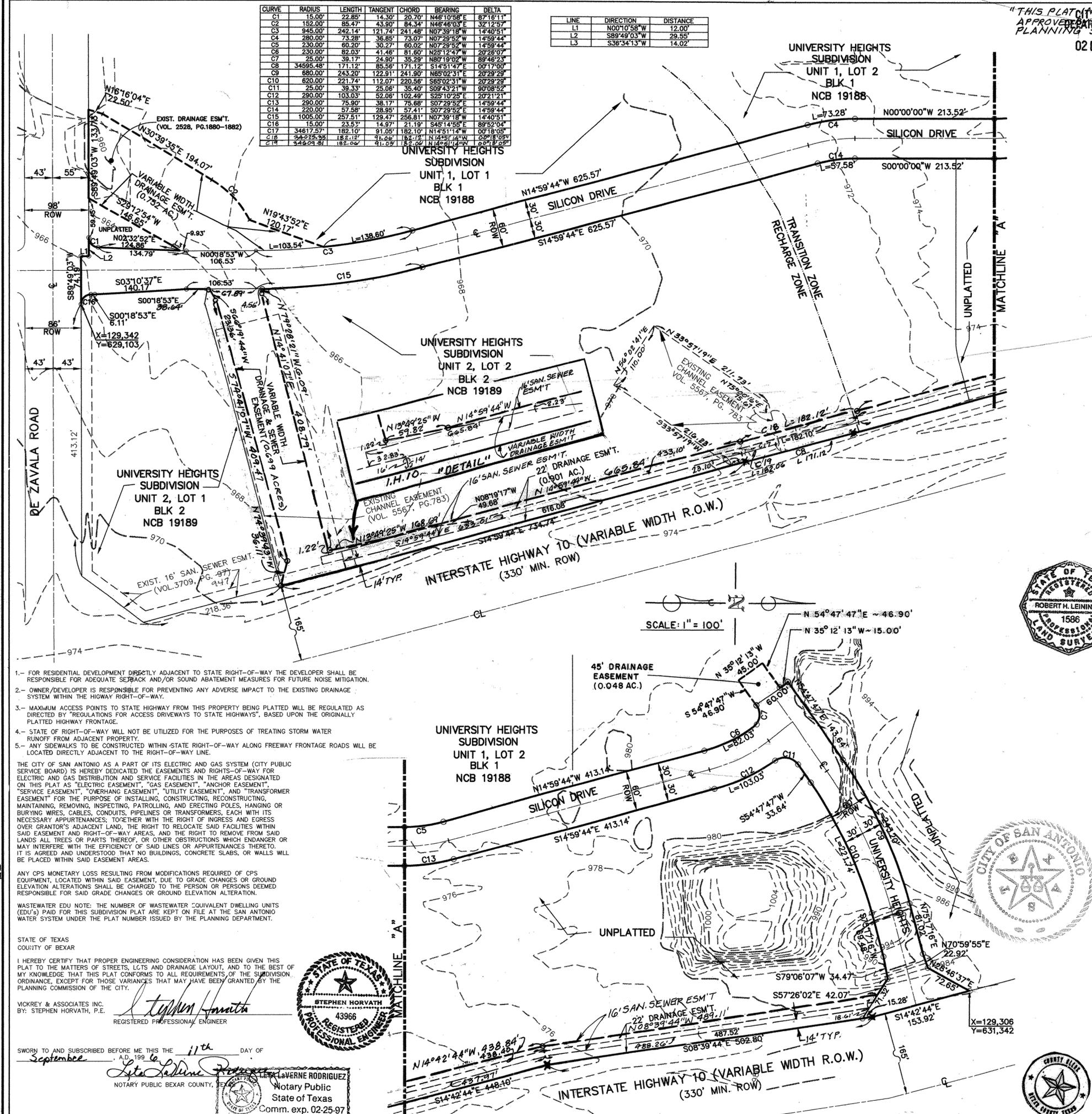
6.545 ACRES OF LAND OUT OF A 75.229 ACRE TRACT DESCRIBED BY DEED IN VOLUME 2211, PAGES 724-726 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO FRU SURVEY No.20 ABSTRACT 574 N.C.B. 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 3 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 9 DAY OF Oct, 1996
BY: *Edward V. Long*
CHURMAN
BY: *D. L. ...*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10 DAY OF Oct, A.D. 1997 AT 1:40 AND DULY RECORDED THE 13 DAY OF Oct, A.D. 1997 AT 11:34 IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9538 ON PAGE 90 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13 DAY OF October, A.D. 1997
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Edward V. Long*, DEPUTY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	22.85'	14.30'	20.70'	N46°10'58"E	87°16'11"
C2	152.00'	85.47'	43.90'	84.34'	N46°46'03"E	32°12'57"
C3	945.00'	242.14'	121.74'	241.48'	N07°39'18"W	144°05'11"
C4	280.00'	73.28'	36.85'	73.07'	N07°29'52"W	145°59'44"
C5	230.00'	60.20'	30.27'	60.02'	N07°29'52"W	145°59'44"
C6	230.00'	82.03'	41.48'	81.60'	N26°12'47"W	20°28'07"
C7	25.00'	38.17'	24.90'	35.29'	N80°16'02"W	89°49'23"
C8	34595.48'	171.12'	85.56'	171.12'	S14°51'47"E	00°17'00"
C9	880.00'	243.20'	122.91'	241.90'	N65°02'31"E	20°29'29"
C10	620.00'	221.74'	112.07'	220.58'	S85°02'31"W	20°29'29"
C11	25.00'	39.33'	25.06'	35.40'	S09°43'21"W	90°08'52"
C12	290.00'	103.03'	52.06'	102.49'	S25°10'25"E	20°21'21"
C13	290.00'	78.90'	38.17'	75.68'	S07°29'52"E	145°59'44"
C14	220.00'	57.58'	28.85'	57.41'	S07°29'52"E	145°59'44"
C15	1005.00'	257.51'	129.47'	256.81'	N07°39'18"W	144°05'11"
C16	15.00'	23.53'	14.97'	21.19'	S45°14'55"E	89°52'04"
C17	34617.57'	182.10'	91.05'	182.10'	N14°51'12"W	00°18'05"
C18	346275.39'	82.12'	41.06'	82.12'	N14°51'12"W	00°18'05"
C19	34604.81'	182.04'	91.03'	182.04'	N14°51'12"W	00°18'05"

LINE	DIRECTION	DISTANCE
L1	N00°10'58"W	12.00'
L2	S89°49'03"W	29.55'
L3	S36°34'13"W	14.02'



- 1.- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2.- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3.- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS, BASED UPON THE ORIGINALLY PLATTED HIGHWAY FRONTAGE.
- 4.- STATE OF RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.
- 5.- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, P.E.
Stephen Horvath
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, A.D. 1996
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS
Leta Laverne Rodriguez
Notary Public
State of Texas
Comm. exp. 02-25-97



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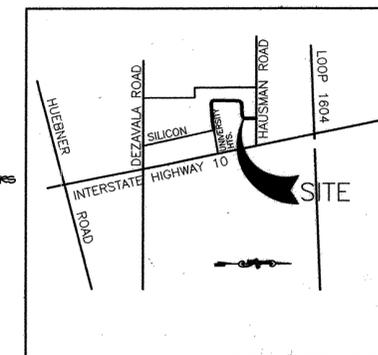
SCALE: 1"=100'

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

LINE	LENGTH	BEARING
L1	77.32	S54°47'47"W
L2	99.39	S79°48'05"W
L3	93.42	N44°56'04"E
L4	24.55	N01°03'56"W
L5	30.81	N01°03'56"W
L6	30.46	S01°03'56"E
L7	24.55	S01°03'56"E
L8	93.42	S44°56'04"W
L9	44.43	S89°56'04"W
L10	39.28	S40°55'06"W
L11	99.39	N79°48'05"E
L12	77.32	N54°47'47"E

AREA BEING REPLATTED
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 940822 UNIVERSITY HEIGHTS UNIT 3 WHICH IS RECORDED ON VOL. 9538 PG. 90 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

PLAT NO. 980173



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 10 AM 10:00

- LEGEND
- IRON PIN SET AT ALL PROPERTY CORNERS
 - EXISTING CONTOURS
 - ESMT. EASEMENT
 - EX. EXISTING
 - FOUND IRON PIN
 - PROPOSED CONTOURS

SCALE: 1"=100'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	141.32	230.00	35°12'13"	72.97	139.10	S72°23'53"W
C2	39.35	370.00	06°05'37"	19.69	39.33	S86°57'11"W
C3	16.13	370.00	02°29'54"	8.07	16.13	S82°38'26"W
C4	10.38	370.00	01°36'24"	5.19	10.37	S80°36'17"W
C5	414.83	360.00	66°01'20"	233.89	392.26	N67°11'15"W
C6	101.40	510.00	11°23'31"	50.87	101.23	N28°28'49"W
C7	324.03	822.00	22°35'09"	164.15	321.94	N11°29'29"W
C8	267.76	272.00	56°24'10"	145.85	257.08	N28°00'10"E
C9	52.34	272.00	11°01'30"	28.25	52.26	N18°14'30"E
C10	107.05	272.00	22°33'01"	54.23	106.36	N178°30'16"W
C11	133.06	170.00	44°50'42"	70.15	129.69	N67°21'25"E
C12	136.48	170.00	46°00'00"	72.16	132.85	N21°56'04"E
C13	15.71	10.00	90°00'00"	10.00	14.14	N46°03'56"W
C14	15.71	10.00	90°00'00"	10.00	14.14	S43°56'04"W
C15	184.86	230.00	46°00'00"	97.63	179.74	S21°56'04"W
C16	176.63	230.00	44°00'00"	92.93	172.32	S66°56'04"W
C17	56.42	490.00	06°35'52"	28.24	56.39	S85°38'08"W
C18	135.90	188.00	41°25'06"	71.07	132.96	S61°37'39"W
C19	144.33	178.00	46°27'32"	76.40	140.41	S174°1'20"W
C20	362.74	2022.00	10°16'43"	181.86	362.25	S00°24'05"W
C21	134.90	278.00	27°48'12"	68.81	133.58	S09°09'49"E
C22	358.98	290.00	70°31'49"	205.06	334.86	S58°19'46"E
C23	34.58	300.00	08°36'17"	17.31	34.56	N83°08'13"E
C24	76.54	430.00	10°11'55"	38.37	76.44	N84°54'02"E
C25	104.45	170.00	35°12'13"	53.93	102.82	N72°23'53"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

K.M.A. PROPERTIES, INC.
BY: K. K. AMINI
PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED K.K. Amini, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF October, A.D. 19 98

Sylvia A. Maddux
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF October, A.D. 19 98

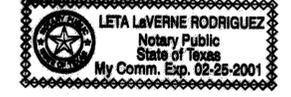
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28th DAY OF October, A.D. 1998

BY: Theresa K. Grolma
CHAIRMAN

BY: [Signature]
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

WICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF October, A.D. 19 98

Leta Laverne Rodriguez
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 9 DAY OF October, A.D. 2000 AT 3:41 P.M. AND DULY RECORDED THE 9 DAY OF October, A.D. 2000 AT 1:46 A.M. IN THE RECORDS OF Deed Plats OF SAID COUNTY, IN BOOK VOLUME 9548 ON PAGE 210

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9 DAY OF October, A.D. 2000

BY: Jane K. Pina
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

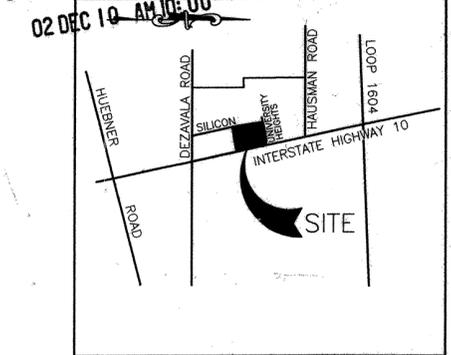
RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

REPLAT AND SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 4

5.601 ACRE TRACT OF LAND BEING OUT OF A 148.086 ACRE TRACT DESCRIBED BY DEED IN VOLUME 6337, PAGE 2004 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20 ABSTRACT 574, NCB 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND A 16' SANITARY SEWER EASEMENT BEING ESTABLISHED ON LOT 3, BLOCK 1, N.C.B. 19188, UNIVERSITY HEIGHTS UNIT 1 AS DESCRIBED BY PLAT IN VOLUME 9540, PAGE 221 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Received #: 375770
Recording #: 25,000
Doc/Inst #: 2000-0172110
Doc/Inst #: 2000-0172110
Deputy: Edward V. Lopez



LOCATION MAP
NTS

LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- W,G,E,T,CA WATER, GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT
- ESMT EASEMENT
- EX EXISTING
- HIGHWAY CONCRETE MONUMENT FOUND

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	75.90'	290.00'	14°59'44"	38.17'	75.68'	N07°29'52"W
C2	103.03'	290.00'	20°21'21"	52.06'	102.49'	N25°10'25"W
C3	39.33'	25.00'	90°08'52"	25.06'	35.40'	N09°43'21"E
C4	221.74'	620.00'	20°29'29"	112.07'	220.56'	N65°02'31"E
C5	11.63'	53.00'	12°34'20"	5.84'	11.61'	N64°24'19"E
C6	13.59'	47.00'	16°33'58"	6.84'	13.54'	N66°24'08"E
C7	16.63'	22.00'	43°18'18"	8.73'	16.23'	S83°39'44"E
C8	16.38'	22.00'	42°40'00"	8.59'	16.01'	S53°21'07"W
C9	13.59'	47.00'	16°33'59"	6.84'	13.54'	S82°58'07"W
C10	11.63'	53.00'	12°34'20"	5.84'	11.61'	S84°57'56"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.64'	N54°47'47"E
L2	69.48'	N75°17'16"E
L3	34.47'	N79°06'07"E
L4	71.33'	S57°26'02"E
L5	34.18'	N70°41'29"E
L6	29.50'	N58°07'09"E
L7	29.50'	N88°44'54"W
L8	28.92'	S78°40'46"W
L9	15.72'	S14°42'44"E
L10	0.78'	N00°00'00"E

- 1 - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE.
- 4 - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

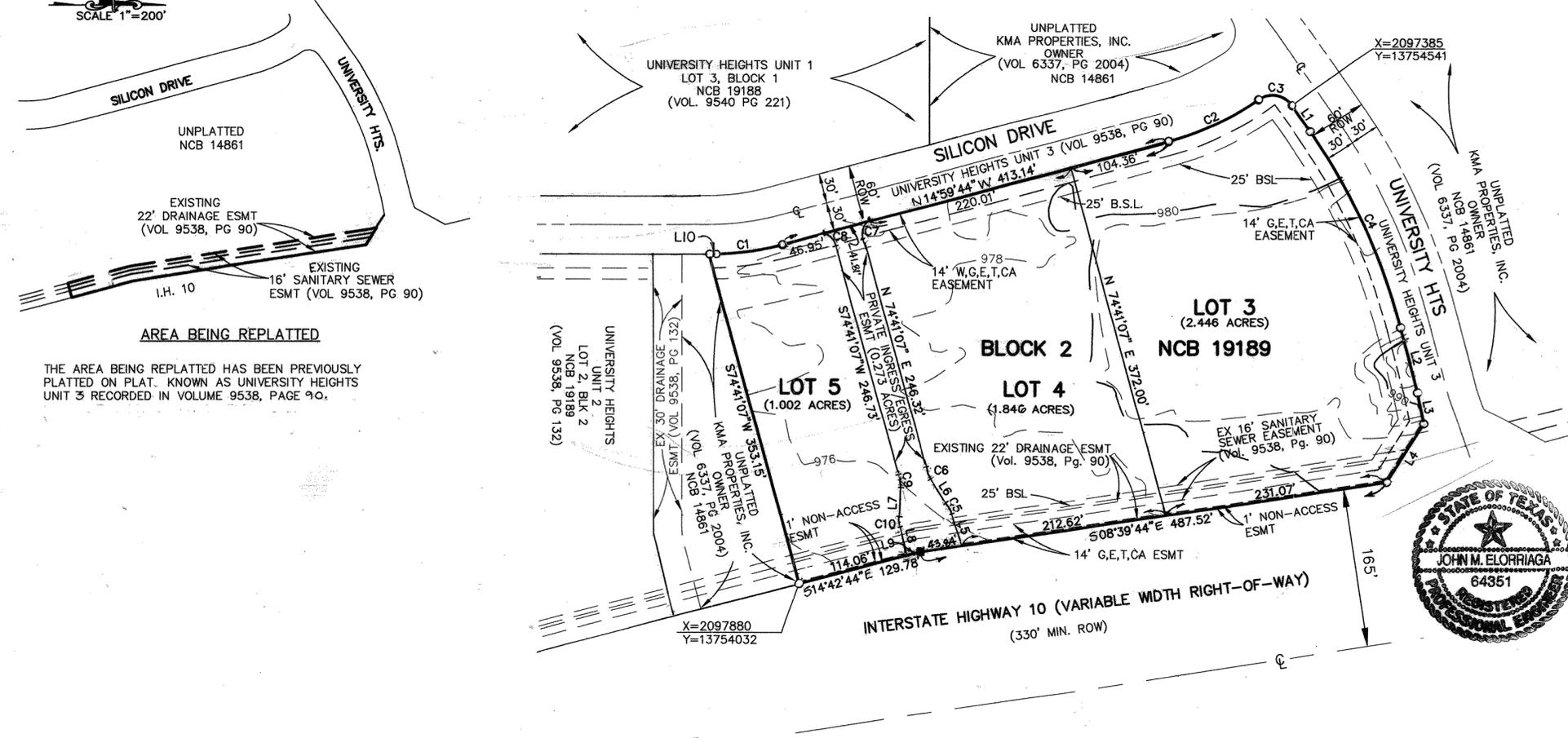
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE 1"=200'

SCALE 1"=100'



AREA BEING REPLATTED

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT, KNOWN AS UNIVERSITY HEIGHTS UNIT 3 RECORDED IN VOLUME 9538, PAGE 90.

Deputy - Deborah Britner
 Doc/Plan # 99-0025280
 Rec/Sign # 5.00
 Rec/Date # 199723
 On Feb 05 1999
 BEAR COUNTY, TX
 GERRY RICKHOFF, COUNTY CLERK
 Filed for Record in
 99-0025280

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

REPLAT AND SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 8

5.567 ACRE TRACT OF LAND BEING OUT OF A 148.086 ACRE TRACT DESCRIBED BY DEED IN VOLUME 6337, PAGES 2004 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS BEING OUT OF THE ANSELMO PRU SURVEY NO. 20 ABSTRACT 574, NCB 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

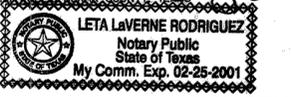
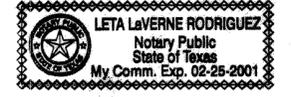
THIS PLAT OF UNIVERSITY HEIGHTS UNIT 8 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A. LOCAL GOVERNMENT CODE SECTION 212.0065.
DATED THIS 8 DAY OF January A.D. 1999
BY: *[Signature]*
DIRECTOR OF PLANNING



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF December, A.D. 1999
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
VICKREY & ASSOCIATES, INC.
BY: ROBERT LEININGER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF December, A.D. 1999
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

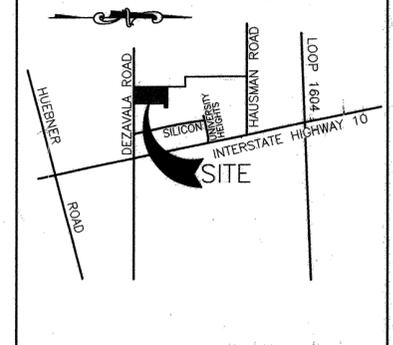


STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5th DAY OF FEB A.D. 1999 AT 10:43 AM, AND DULY RECORDED THE 5th DAY OF FEB A.D. 1999 AT 2:08 PM IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9542 ON PAGE 163 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 5th DAY OF FEB A.D. 1999
[Signature]
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
K.M.A. PROPERTIES, INC.
BY: *[Signature]*
PRESIDENT
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF December, A.D. 1998
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

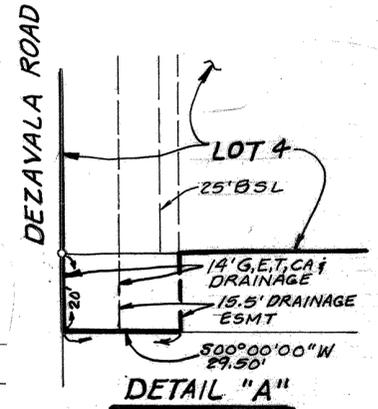




LOCATION MAP
NTS

LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING
- ELEC. & TELE. ELECTRIC & TELEPHONE
- [Symbol] — PROPOSED CONTOURS



DETAIL "A"

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

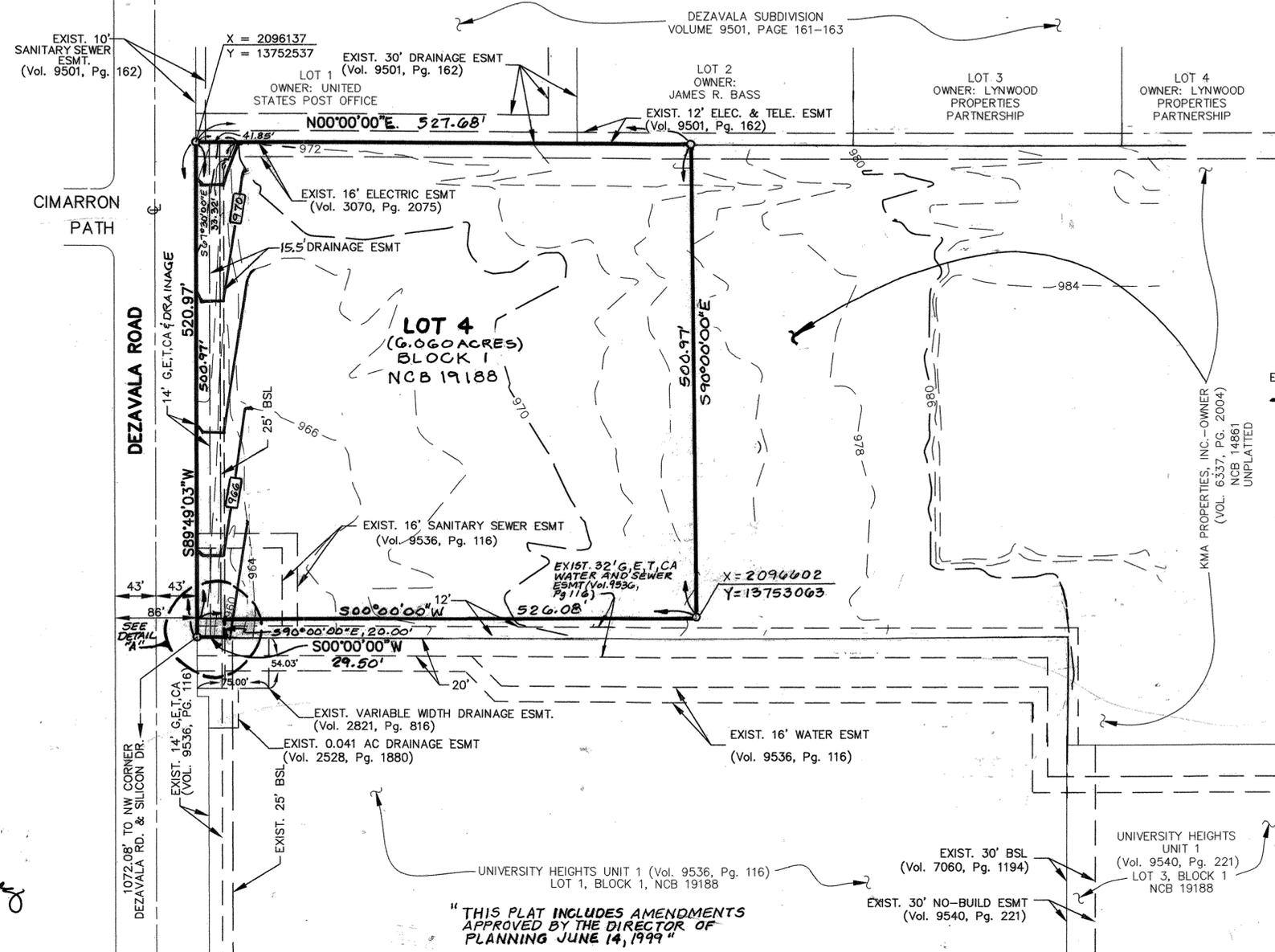
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE 1"=100'



WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

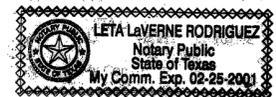
RECORDERS MEMORANDUM
The State of Bejar County, Texas, this 1st day of August, 1999, the undersigned, William T. Puckett, County Clerk, after reviewing the original and a true and correct copy of the foregoing instrument, and after being satisfied that the same conform to the laws of the State of Texas, do hereby certify that the same are a true and correct copy of the original as the same are on file in the office of the County Clerk, Bejar County, Texas, and that the same have been duly recorded in the public records of said county, in Book 99, Page 22796.

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William T. Puckett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF August, A.D. 19 99

Leta Laverne Rodriguez
Notary Public Bejar County, Texas
My Comm. Exp. 02-25-2001



STATE OF TEXAS
COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

John Elorriaga
REGISTERED PROFESSIONAL ENGINEER
Sworn to and subscribed before me this the 25th day of September, A.D. 19 98

Leta Laverne Rodriguez
Notary Public Bejar County, Texas
My Comm. Exp. 02-25-2001



"THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING JUNE 14, 1999"

"THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AUGUST 3, 1999"

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271



STATE OF TEXAS
COUNTY OF BEJAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: Robert H. Leininger
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25th DAY OF September, A.D. 19 98

Leta Laverne Rodriguez
Notary Public Bejar County, Texas
My Comm. Exp. 02-25-2001

SUBDIVISION PLAT ESTABLISHING
UNIVERSITY HEIGHTS UNIT 12

6.074 ACRES OF LAND OUT OF A 148.086 ACRE TRACT DESCRIBED BY DEED IN VOLUME 6337, PAGE 2004 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY No. 20 ABSTRACT 574 N.C.B. 14861, CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.

THIS PLAT OF UNIVERSITY HEIGHTS UNIT 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28th DAY OF October, A.D. 19 98

BY: Sharon S. Vidrine CHAIRMAN
BY: Bill [Signature] SECRETARY



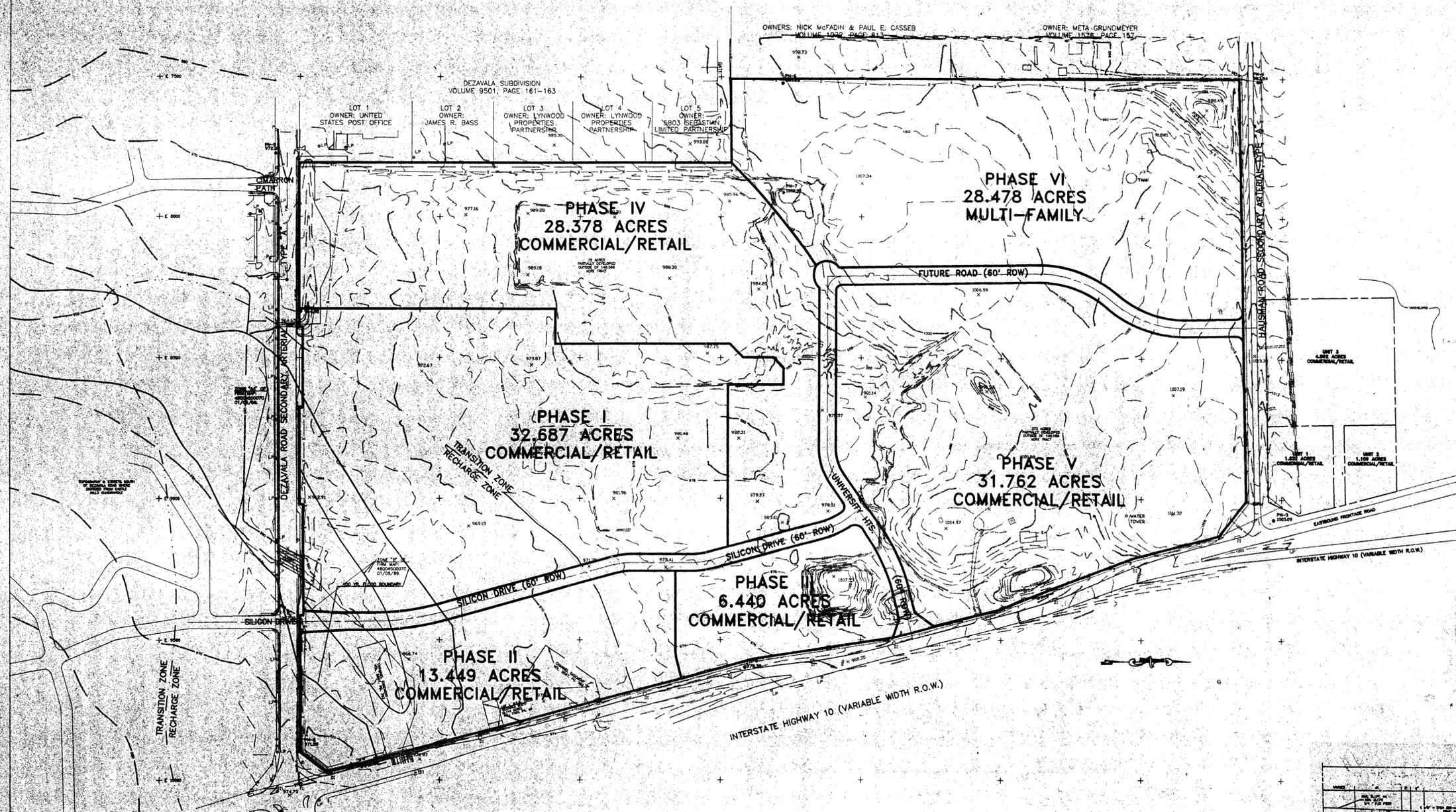
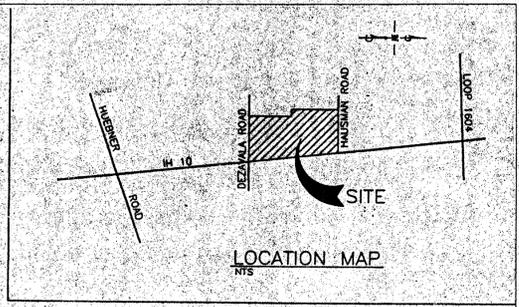
STATE OF TEXAS
COUNTY OF BEJAR

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF Nov, A.D. 1999 AT 1:57 P.M. AND DULY RECORDED THE 5th DAY OF Nov, A.D. 1999 AT 8:30 A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9545, ON PAGE 89 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF November, A.D. 1999

Gerry Rickhart
COUNTY CLERK, BEJAR COUNTY, TEXAS
DEPUTY: Edward V. Lopez



Filed for Record in: Bejar County, Texas
Gerry Rickhart, County Clerk
On Nov 05 1999
At 1:57pm
Receipt #: 270796
Recording: 25.00
Doc./Pgnt: 5.00
Doc./Num: 99-0208225
Deputy-Deborah Bretnor
99-0208225



DEVELOPER:
KMA PROPERTIES, INC.
8000 IH-10 WEST, SUITE 820
SAN ANTONIO, TEXAS 78230

FILE NO. 517

RECEIVED
97 DEC 22 AM 11:11
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 10 AM 10:00

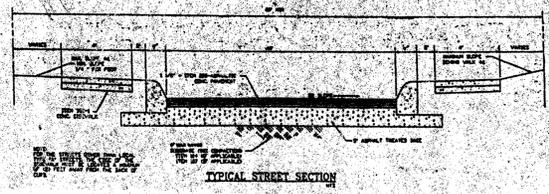
Approved
Development Rights

Permit # 031
Expires Sept 25, 2007
Issued by: CL

PLAN HAS BEEN ACCEPTED BY
COSA [Signature]
Sept 1996 521
(date) (number)

If no plate are filed, plan will
expire on March 8, 1998
1st plat filed on _____

LEGEND	
1	Proposed Right of Way
2	Proposed Right of Way
3	Proposed Right of Way
4	Proposed Right of Way
5	Proposed Right of Way
6	Proposed Right of Way
7	Proposed Right of Way
8	Proposed Right of Way
9	Proposed Right of Way
10	Proposed Right of Way
11	Proposed Right of Way
12	Proposed Right of Way
13	Proposed Right of Way
14	Proposed Right of Way
15	Proposed Right of Way
16	Proposed Right of Way
17	Proposed Right of Way
18	Proposed Right of Way
19	Proposed Right of Way
20	Proposed Right of Way



NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR:
KMA PROPERTIES INC.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
UNIVERSITY HEIGHTS SUBDIVISION
N.W. QUADRANT IH-10 DEZAVALA ROAD
SAN ANTONIO, TEXAS

DATE: AUGUST 22, 1996

SCALE	
Vertical	1" = N/A
Horizontal	1" = 200'
0 100 200 300	
SHEET	OF
1	1
PROJ. NO.	0531-013-054

VRP# 03-12-018



City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

New

02 DEC 10 AM 9:59

Vested Rights Permit
APPLICATION

Permit File: # VRP# 03-12-018
Assigned by city staff

Date: 12-10-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent KMA Properties, Inc.
2. Address: 8000 IH 10 West, Suite 920
3. Zip: San Antonio, TX 78230 Telephone # 210-349-1600
4. Site location or address DeZavala Rd. & Silicon Dr. Extension
5. Council District 8 ETJ NA Over Edward's Aquifer Recharge yes no
PORTION

- **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: University Heights # 521

Date accepted: 9/6/96 Expiration Date: 3/8/98 MDP Size: 148.086 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

#031

Type of Permit: Development Rights Date issued: 8/21/96 Expiration Date: 9/25/07

Acreage: 148.086

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: _____ Signature: K.L. Am... Date: _____

Sworn to and subscribed before me by on this _____ day of _____, 20____, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

City of San Antonio use

Approved *AS of Sept 6, 1996 for project shown on ROAD 521* **Disapproved**

Review By: [Signature] Date: 12-26-02
Assistant City Attorney

August 17, 2001

WAD 03/12-018



VICKREY & ASSOCIATES, INC.

Consulting Engineers

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271

02 DEC 10 2 19:59

TO: Patricia Renteria
Planning Department
Municipal Plaza Bldg. 3rd floor
114 W. Commerce

DATE: 12/10/02
PROJECT: University Heights
JOB NO: 0591-022-041

We are sending you:

- Herewith
- Under Separate Cover
- By Mail
- By Messenger
- By
- Tracings
- Blue Line Prints
- Xerox Copies
- Other
- Other
- Plans
- Specifications
- Contracts
- Estimate No.
- Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
2 sets			Vested Permits Rights Application and fee

These are sent:

- As per your request
- By request of
- For your information
- For your signature
- For construction
- Other

Remarks:

The above is for review and approval. If you have any questions or comments, please call.

Copies of:

To:

Thank you, _____

Received by: _____ Date: _____ Submitted by: Ruth Hampton

Original to Addressee with Package
COPY TO FILE



City of San Antonio

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

New

02 DEC 10 AM 9:59

Vested Rights Permit APPLICATION

Permit File: # VRP# 03-12-018 Assigned by city staff

Date: 12-10-02

- 1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

- 1. Owner/ Agent: KMA Properties, Inc.
2. Address: 8000 IH 10 West, Suite 920
3. Zip: San Antonio, TX 78230 Telephone # 210-349-1600
4. Site location or address: DeZavala Rd. & Silicon Dr. Extension
5. Council District: 8 ETJ NA Over Edward's Aquifer Recharge (x) yes () no PORTION

MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.



VICKREY & ASSOCIATES, Inc. CONSULTING ENGINEERS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT

FROST NATIONAL BANK SAN ANTONIO, TEXAS

016255

PAY: One Hundred Sixty Dollars and 00/100*****

PAY TO THE ORDER OF

City of San Antonio

DATE 5-21-02

CHECK NO. 16255

AMOUNT ****160.00****

VICKREY & ASSOCIATES, INC.

Handwritten signature of Stephen Hawks

VRP# 03-12-018